

CHRISTOPHER HODGSON



Whitstable

To Let £1,595 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

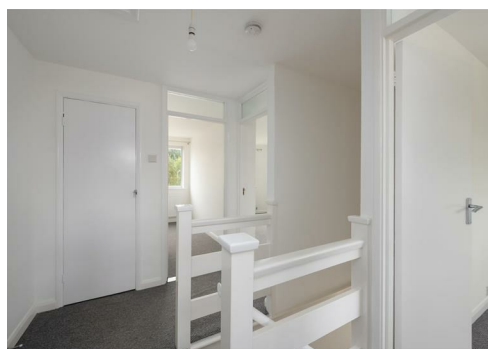
24 Glebe Way, Whitstable, Kent, CT5 4LW

A spacious and smartly presented family home ideally situated in a quiet cul-de-sac, within close proximity to Whitstable's bustling high street, bus routes, mainline railway station (0.7 miles) and the beach, which is accessed via a pleasant stroll across the golf course.

The smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting room, and an open-plan kitchen/dining room. To the first floor there are three bedrooms and a family bathroom.

The property benefits from gardens to the front and rear, and the use of a single garage.

No smokers. Available Immediately.



LOCATION

Glebe Way enjoys a convenient situation close to the town centre and is within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 5'3" x 4'7" (1.62m x 1.42)
- Sitting Room 16'10" x 13'11" (5.14m x 4.26m)
- Kitchen/Dining Room 16'10" x 11'9" (5.14m x 3.60m)

FIRST FLOOR

- Bedroom 1 14'3" x 9'2" (4.35m x 2.80m)
- Bedroom 2 10'4" x 8'6" (3.16m x 2.61m)
- Bedroom 3 10'9" x 7'4" (3.28m x 2.25m)

- Bathroom 6'2" x 5'8" (1.88m x 1.74m)

OUTSIDE

- Garage 16'2" x 7'10" (4.95m x 2.40m)
- Garden 34'2" x 22'67" (10.41m x 6.71m)

EXCLUSIONS

The loft area & the single garage adjacent to the East Boundary are expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to access, use, or store items in either of these areas.

HOLDING DEPOSIT

£426 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,134 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

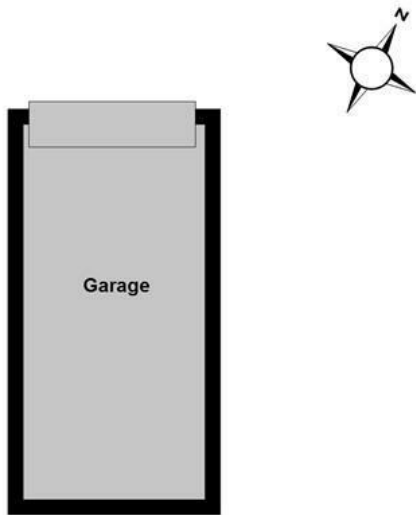
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

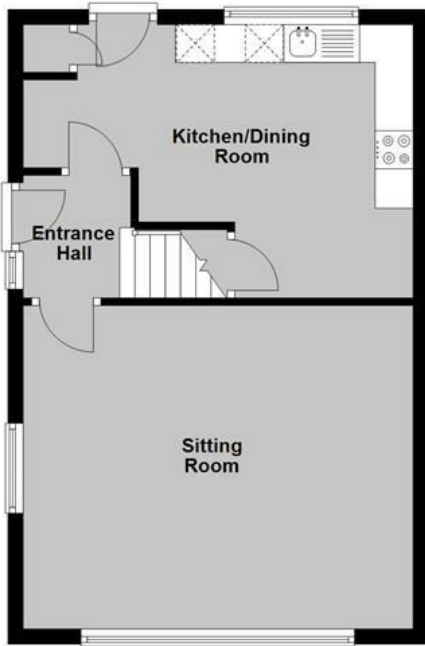
Christopher Hodgson Estate Agents are members of The Property Ombudsman





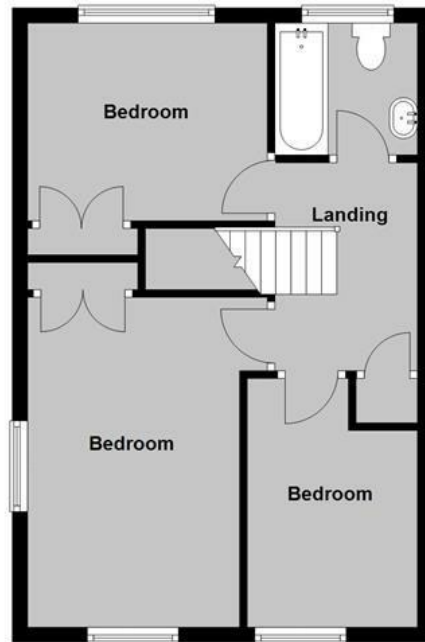
Ground Floor

Main area: approx. 41.3 sq. metres (444.1 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Main area: Approx. 82.2 sq. metres (884.9 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating	
Very energy efficient (lowest carbon footprint)	Best
A	87
B	
C	
D	
E	
F	
G	
Least energy efficient (highest carbon footprint)	Worst
England & Wales	

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